



November 16, 2017

EPA Region 1
 Mr. Frank Gardner
 5 Post Office Square
 Suite 100, Mail Code OSRR7-2
 Boston, MA 02109-3912

Re: Transmittal Letter for North Country Council Community-wide Brownfields
 Assessment Grant Application for Petroleum & Hazardous Substance

Dear Mr. Gardner:

The North Country Council (NCC) is pleased to submit this application for \$100,000 in Petroleum Assessment funds and \$200,000 in Hazardous Material Assessment funds. We have reinitiated our Brownfields program led by Michelle Moren-Grey, our Economic Development Planner, who is passionately working to reinvigorate our downtown to create housing opportunities, reduce the blight, and assist our member communities by assessing sites about to be taken via tax foreclosure.

We are requesting these funds to continue the work that was begun with 2004, 2007, and 2009 EPA Brownfields grants. There remains significant community need and the 325 Brownfields sites in the target areas of Berlin, Colebrook, and Northumberland impeding revitalization of the downtowns. With these funds, we expect to improve the downtowns by creating opportunities for better paying jobs and housing.

Other required information is as follows:

- a. Applicant Identification: North Country Council, 161 Main Street, Littleton, New Hampshire, 03561
 DUNS number: 878896034
- b. Funding Requested
 - i) Grant type: Assessment
 - ii) Assessment Grant Type: Community-wide
 - iii) Federal Funds Requested: \$300,000
 - iv) Contamination: Both hazardous substances and petroleum; \$200,000 for hazardous substances and \$100,000 for petroleum
- c. Location: North Country Council Jurisdiction (includes all of Coos County and parts of Grafton and Carroll counties). This area occupies the northern approximate 1/3 of the State of New Hampshire (see item f below for a listing of municipalities).
- d. Property Information: Not applicable

e. Contacts:

- i) Project Director: Michelle Moren-Grey, Economic Dev. Planner
161 Main Street
Littleton, New Hampshire 03561
603-444-6303 x 2014
mmoren@nccouncil.org.
- ii) Executive Director: Dr. Barbara Robinson, Exc. Director
161 Main Street
Littleton, New Hampshire 03561
603-444-6303
brobinson@nccouncil.org.

f. Populations:

- i) General Population: The population of the NCC region per 2010 US Census is **88,902**:
 - ii) NCC is not a jurisdiction with any county experiencing “persistent poverty.”
- g. Regional Priorities Form/Other Factors Checklist: Attached.
- h. Letter from the State Environmental Authority: Attached.

Please let me know if there is anything more I can provide, or if there are any questions that need to be answered.

Sincerely,



Barbara Robinson
Executive Director

Enclosures:

Grant Narrative
Letters of Support
Letter from NHDES
Enabling Legislation

REGIONAL PRIORITIES FORM
&
OTHER FACTORS CHECKLIST

Appendix 3 - Regional Priorities Form/Other Factors Checklist

Name of Applicant: North Country Council

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Improved Housing Choices – Increasing the livable wage

Page Number(s): Housing - 2,3,4,5,6,13, and 14 Livable wage – 4,5,6, and 13

Assessment Other Factors Checklist

Please identify (with an **x**) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
x - Community population is 10,000 or less.	1
The jurisdiction is located within, or includes, a county experiencing “persistent poverty” where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
x - Project is primarily focusing on Phase II assessments.	8,9
x Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion, by identifying in the proposal the amounts and contributors of resources and including documentation that ties directly to the project.	9
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

LETTER FROM STATE ENVIRONMENTAL AUTHORITY



The State of New Hampshire
DEPARTMENT OF ENVIRONMENTAL SERVICES



Robert R. Scott, Commissioner

EMAIL ONLY

October 27, 2017

Dr. Barbara Robinson, Executive Director
North Country Council
161 Main Street
Littleton, NH 03561

**Subject: North Country Council
FY18 Proposal for EPA Brownfields Community-Wide Assessment Grant
State Letter of Acknowledgement and Support**

Dear Dr. Robinson:

The New Hampshire Department of Environmental Services (NHDES) hereby acknowledges and expresses our support for North Country Council's proposal for an EPA Brownfields Community-Wide Assessment Grant. It is NHDES' understanding that NCC is applying for a total of \$300,000 in assessment funds (i.e., \$200,000 for hazardous substances and \$100,000 for petroleum).

Should your proposal be successful, NHDES will commit to providing a liaison to provide technical support. This assistance can include serving as a non-voting member of your advisory committee, helping vet proposed sites, and reviewing the various technical documents prepared pursuant to the grant. While NHDES cannot commit to providing specific funding for future work at sites addressed under this grant, the Department currently has cleanup funds available through its Brownfields Revolving Loan Fund in the form of low interest loans and may be able to make available cleanup grants contingent upon future funding.

We look forward to working with NCC. Please contact me should you have any questions.

Sincerely,

Michael McCluskey, P.E.
Brownfields Program
Hazardous Waste Remediation Bureau
Tel: (603) 271-2183
Fax: (603) 271-2181
Email: Michael.McCluskey@des.nh.gov

ec: Michelle Moren-Grey, NCC
Karlee Kenison, P.G., Administrator, NHDES-HWRB

www.des.nh.gov

PO Box 95, 29 Hazen Drive, Concord, NH 03302-0095
Telephone: (603) 271-2908 Fax: (603) 271-2181 TDD Access: Relay NH 1-800-735-2964

Assessment Grant Ranking Criteria: North Country Council

1. Community Need

a. Targeted Community and Brownfields

i. *Community & Targeted Area Description:* The North Country Council (NCC) region includes all of Coos County and parts of Grafton and Carroll counties, comprised of 51 municipalities and 3,188 square miles in the rural northern third of New Hampshire. The population of the region is 88,902 representing approximately 7% of the population of the State of NH. The target communities of this grant are Berlin, Northumberland (including Village of Groveton), and Colebrook which are home to 14,060 NCC residents which make up approximately 20% of regions population. These communities are spread across the NCC region and all have large downtowns with small compact urban centers. Berlin is situated north of Mount Washington on the banks of the Androscoggin River and has a population of 9,580. Northumberland is home to 2,280 residents, is situated on the Connecticut River on the western edge of the NCC region, and was formerly home to the Wausau Paper mill which closed in 2008. Colebrook is located in the northwestern portion of the region near the Canadian border, home to 2,200 residents, and is also on the Connecticut River.

The NCC region is home to the White Mountains including the Presidential Range which includes Mount Washington. This spine of mountainous terrain, while beautiful, geographically separates most of the NCC region from other economically vibrant areas in southern NH and the rest of New England. Further isolating the NCC region is the Connecticut River which makes the state border with Vermont to the west and Androscoggin and Saco Rivers which have headwaters in the region near the eastern state boundary.

The NCC region was historically dominated by the forest products manufacturing industry providing the majority of jobs, growth, and vitality. However, according to the 2013-2017 Comprehensive Economic Development Strategy (CEDS) Report, the economic activity surrounding forest products began declining in the mid-1990s and the region has since undergone a shift of employment to recreation/service-based economy that has significantly impacted NCC residents' ability to achieve a livable wage. In fact, over the last 15 years there have been over 800 jobs eliminated in Coos County alone due to mill shut downs, factory relocation and business closures. The loss of high paying manufacturing jobs and the resulting economic decline have led to a deterioration of the regions downtowns especially in target communities of the Berlin Northumberland, and Colebrook.

ii. *Demographic Information and Indicators of Need:* Data for our target areas has been combined from the 2011-2015 American Community Survey. Compared to the rest of NH, all the target areas have a higher poverty rates. In fact, Berlin's poverty rate is significantly higher than the national average. Median household incomes are very low across the target communities when compared to both the NH and national average. Berlin has the highest unemployment of all the target communities exceeding the state and national averages. Lastly, all these communities are significantly older than the rest of NH and the nation. Key demographic data follows:

	Berlin	Northumberland	Colebrook	Coos Co.	NH	USA
Population:	9,580	2,280	2,200	31,870	1,316,470	316,127,513 ¹
Unemployment ^{1,2} :	10.2%	4.4%	5.8%	6.9%	5.8%	8.3% ²
Poverty Rate:	20.3%	13.3%	17.3%	14.1%	8.9% ¹	15.5% ¹
Percent Minority:	3.5%	1.5%	2.6%		6.1%	37.8% ²

Assessment Grant Ranking Criteria: North Country Council

Median Household Income:	\$35,523	\$38,750	\$45,375	\$42,312	\$66,779	\$53,899 ¹
Other: Median Age ¹ :	44.5	44.1	50.7	48.1	42.2	37.6 ¹

Notes: 1. Data are from the 2011-2015 American Community Survey 5-Year Estimates available on American FactFinder at https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml

2. Bureau of Labor Statistics (The Employment Situation - March 2016): <http://www.bls.gov/news.release/pdf/empst.pdf>;

iii. Description of the Brownfields: We estimate from a review of data available on NH Department of Environmental Services' website that there are 325 potential Brownfields in the 3 target areas of Berlin, Northumberland, and Colebrook (<http://des.nh.gov/onestop/>) occupying at least 260 acres and at least 750 potential Brownfields sites in the other NCC communities which will become the focus of future EPA grants. A description of the target area Brownfields is as follows:

Berlin has at least 160 potential Brownfields Sites remaining in town despite past work done under our previous 2004, 2007, and 2009 EPA Brownfields Assessment grants. These sites are former commercial housing buildings, an armory, repair garages, dumping grounds, and auto body facilities. The potential contaminants at these Sites include: volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), semi-volatile organic compounds (SVOCs), and metals. Downtown buildings also include asbestos containing building materials (ACM), lead-based (LBP), and PCB's in building materials.

Northumberland is home to an estimated 45 potential Brownfields sites. These sites include current and former auto salvage sites, sites with identified contamination, and sites with existing and former aboveground and underground storage tanks (ASTs/USTs). There are numerous current and historical gas stations in Northumberland along with trucking facilities, utility sites, and current and former lumber sites. The contaminants associated with these sites include hazardous substance and petroleum contaminants including: VOCs, PAHs, SVOCs, PCBs, and metals. The former Wausau paper mill site which closed in 2008, has been assessed through past EPA funded work, and is currently in the process of being redeveloped. However, there are a number of sites in the downtown around the Wausau mill that need to be assessed to support its redevelopment. In addition, Northumberland has a total of 53 property going into tax lien including many in the downtown.

Colebrook has at least 49 potential Brownfields Sites spread throughout the community. The downtown has some vacant store fronts and underutilized auto sales and service facilities. Other sites are similar in scope to those listed for other target areas. Contaminants at these sites include: VOCs, PAHs, SVOCs, PCBs, and metals. Downtown buildings also potentially contain ACM, LBP, and PCBs. This funding will also help Colebrook assess the 62 properties awaiting tax foreclosure and many are in the downtown.

b. Welfare, Environmental and Public Health Impacts

i. Welfare Impacts: According to the majority of metrics, Coos County is the most disadvantaged county in NH and has led to a higher rate of Brownfields and blight in the downtowns of the target areas. This is interfering with upkeep of the existing building stock and the creation of new or rehabbed housing choices for residents. The NCC Housing Needs Assessment (2014) reported that even those with Section 8 vouchers have a hard time finding suitable rentals in the region, clearly outlining the overall lack of good downtown housing

Assessment Grant Ranking Criteria: North Country Council

opportunities disproportionately impacting those living in poverty which account for up to 20% of the population in the target areas (see Table above). This is compounded by the fact that most of the region's communities lack the needed public water and sewer infrastructure, public transportation and other services needed to support a range of adequate housing choices. Colebrook and Berlin have the highest vacancy rates of the target areas at 10.2 and 11.3% compared to the state-wide average of only 8.9% (NCC Housing Needs Assessment, 2014). In addition, 2017 NHDES OneStop GIS data indicate that highest concentrations of Brownfields sites are documented to exist in downtowns where most of the sensitive low-income populations already live. As such, those sensitive low-income residents living in poverty are those most likely to come in contact with contaminants associated with our regions Brownfields sites.

Poverty and substandard housing is linked to increased crime activity. Conversations with community members indicated that most of crime occurs in the downtowns of target areas. For example, according to www.neighborhoodscout.com, violent crime in Berlin occurs at approximately 150% the rate of the rest of NH (3.1 versus 1.99 per 1,000 residents). Colebrook and Northumberland also have crime rates above that state average.

ii. Cumulative Environmental Issues: Several of the region's drinking water sources extend beneath nearby downtowns making them extremely sensitive to impacts from non-point and point source pollution. These aquifers are threatened by unassessed Brownfields, contaminated stormwater runoff, and under-performing and/or failed septic systems (public sewer is only provided to very small portion of the communities and generally just in the larger downtowns). The region is also home to several landfills that accept waste from all of the other New England states. These landfills include large landfills like North Country Environmental landfill in Bethlehem which accepts waste at the rate of 500 ton per day (and emits countless tons of methane and carbon dioxide). Most smaller communities are also plagued with small closed municipal sized landfills. These landfills are impacting the region's groundwater and surface water quality and negatively impact the viewshed.

The Hubbard Brooks Experiment Forest USFS (2013) identified threats to our natural resources caused by a number of environmental factors. Acid rain continues to be a problem for the NCC region as we now see a shift from sulfuric-based to nitric-based acid pollution which is having a devastating impact on our Sugar Maple trees (and maple sugar industry). Mercury pollution from coal burning power plants to our west is being deposited in the region surface and is bioaccumulating in fish, birds (loons and eagles), and other animal so much so that the North Forest has been identified as a hotspot for mercury contamination.

iii. Cumulative Public Health Impacts: NH has documented 39,330 cases of invasive cancer between 2010 and 2014 (<http://www.cancer-rates.info/naaccr/>). The overall age adjusted cancer rates (per thousand) is high compared to other areas of the country. The rates in Coos, Carroll, and Grafton Counties are 453.3, 457.8, and 431.2, respectively. While it is difficult to draw a direct relationship between cancer rates and the cumulative environmental impacts identified above (including our contaminated Brownfields sites and older residential housing), it is clear that most communities that have a high incidence of cancer also have a high number of Brownfields.

Centers for Disease Control and Prevention 2015 lead blood monitoring data indicate that there were 85 children in the Coos, Grafton, and Carroll counties with some level of lead in their blood. During this period, there were 5 identified blood lead poisoning cases. Lead poisoning is

Assessment Grant Ranking Criteria: North Country Council

generally high in children living in poverty and in pre-1950 building stock. Most Brownfields in the NCC region are older buildings which would have a high risk of containing lead-based paint.

c. Financial Need

i. *Economic Conditions:* Indicators of financial stress is evident by free and reduced school lunch participation. As of 2016, in Berlin, Northumberland, and Colebrook range between 50.7% and 52.55% of the school population are eligible to receive benefits in the program, whereas the state-wide average is only 28.7%.

High commuting costs also financial burden our residents due to a general need to travel outside of their home towns to find jobs and/or there is a lack of better housing opportunities where residents work. Either way this speaks directly to an overall lack of downtown revitalization and economic development.

The trend of non-livable wages, very low median household incomes, and the downtown blight that follows cannot be broken without assistance. Currently property owners cannot afford to invest in their own properties. This is further compounded by the issue that NH does not have any sales or income taxes, so all municipalities are reliant on the collection of only property taxes to fund the work that they do. Municipal resources are already strained paying for essential work and basic infrastructure improvements so there is no money left over to reinvest in improving communities. The net result is that owners/municipalities do not have the surplus funds to invest in their properties, this leads even lower property taxes and continues the cycle of disinvestment. As is probably clear, residents and communities do not have any resources left over to do any environmental work when there is a concern (assessment or cleanup). The problem with this is that municipalities become reluctant to foreclose on sites with real or perceived environmental issues for fear that they will be stuck with the more cost. Colebrook and Northumberland have 15 properties awaiting foreclosure and a lot have not been not foreclosed on for this reason. NCC only has limited member dues (only 12.5% of our overall budget) and relies on other federal grants to execute its mission so we do not have any excess money to fund environmental work in the region.

ii. *Economic Effects of Brownfields:*

Over the past 15 years more than 800 manufacturing sector jobs have been lost and either not replaced or replaced with lower paying jobs. This dramatic job loss is but a symptom of trend from manufacturing to retail/recreation based economy that has the entire NCC region lagging behind the state, rest of New England, and nation from livable wage and median household income basis. The shift has left our target areas with higher vacancy rates, more blight, and increased crime. There is not enough reinvestment in the downtowns to create an effective turnaround. As a result, the number of potential Brownfields in these areas grow annually and the number of better paying job opportunities and housing opportunities shrink. This results in low median household incomes, significantly below the state and national averages, in Berlin (\$35,523), Northumberland (\$38,750), and Colebrook (\$45,375) resulting in many of our residents that work in non-manufacturing job sectors unable to make a livable wage (NCC Housing Needs Assessment, 2014).

Unemployment, underemployment, seasonal employment and employment that pays below a livable wage - is a major obstacle to the goal of keeping housing costs below 30% of household incomes. These factors and other have Coos County as the most disadvantaged county in NH which are home to Berlin, Northumberland, and Colebrook (NCC, 2017). Wages and incomes

Assessment Grant Ranking Criteria: North Country Council

have actually seen negative growth is some portions of the region losing ground to the rest of NH and the nation (<https://datausa.io/profile/geo/coos-county-nh/>).

2. Project Description and Feasibility of Success

a. Project Description, Redevelopment Strategy, Timing and Implementation

i. *Project Description and Alignment with Revitalization Plan:* Beginning in 2012, NCC worked with member municipalities, community members, and sub-committees to shape a new vision for the North Country which resulted in the *2014 A Plan for NH's North Country*, the *2014 NCC Housing Needs Assessment and Fair Housing Equity Assessment*, and the *2014 CEDS*. The CEDS articulated a desire to capitalize on the region's assets in furthering economic development. One of the strategies is to revitalize, reuse and maximize downtowns across the region. This is aimed to accomplish several outcomes: better quality of life for residents; environmental protection of water resources and natural landscapes; investment and revitalization of downtowns; increasing jobs; safe, quality, affordable housing; and increasing tax revenue.

Consistent with the above strategy, the NCC Brownfields Assessment program will focus on assessing sites in downtowns of Berlin, Northumberland, and Colebrook to accomplish these goals. The specific community needs to be addressed through this Brownfields program are as follows:

- There is an excess of vacant underutilized properties in the downtowns of the target areas especially in Colebrook and Northumberland.
- The lack of investment in downtowns is impacting local tax bases, encouraging sprawl, and inviting crime in the downtowns.
- NCC Communities have sites in the downtowns being considered for tax foreclosure. Towns would like to acquire properties and turn them over to developers, but the environmental condition of these properties is unknown.
- There is a lack of affordable housing choices in the downtowns of numerous NCC communities including the target areas of Berlin, Northumberland, and Colebrook.
- The shift in the North Country's economy from manufacturing-based to recreation and retail-based has created a large gap in the livable wage.
- All groundwater in is considered potential drinking water by NH law. No place is this truer than in the North Country where there are examples of where downtown have been built over potable aquifers.

The first step in implementing our Brownfields Program will be to retain a Qualified Environmental Professional (QEP) to assist NCC staff during the grant period. The QEP will have significant responsibilities including working with NCC staff and Brownfields Advisory Committee (BAC) to engage the public in the target communities and wider region, inventorying and ranking Brownfields sites, and performing assessment work on high priority sites [including Phase I and Phase II Environmental Site Assessments (ESAs), and conducting remediation and reuse planning (Analysis of Brownfields Cleanup Alternatives/Remedial Action Plans (ABCA/RAPs)]. It is anticipated that these assessments will be performed at both hazardous substance and petroleum of the highest priority in the target areas of Berlin, Northumberland, and Colebrook.

NCC staff and the QEP will engage the public in a series of community engagement events designed to solicit feedback from community members and to inform the public about the

Assessment Grant Ranking Criteria: North Country Council

benefits of the Brownfields program. The program will be held in all the target communities, as well as, other locations in the NCC region. Doing this will help get the word out on the program, help funnel other sites to the program, and gather important public feedback.

It is anticipated that assessments will be performed at both hazardous substance and petroleum of the highest priority in the target areas of Berlin, Northumberland, and Colebrook.

ii. Redevelopment Strategy: NCC's redevelopment strategy is to revitalize, reuse and maximize downtowns across the region. We will put a high priority on facilitating redevelopments that reduce the amount vacant properties in the target area downtowns, create opportunities for better paying jobs to increase the livable wage in these areas, lead to more affordable housing opportunities, create opportunities for communities to put properties back on the tax rolls which will expand tax bases, and protection of human health and the environment. Cleaning up these properties will also help address the threat to drinking water aquifers which in many cases overlap with our downtowns. In Colebrook and Northumberland, we envision that our role will be to assist the community with assessing some of the 115 properties that are being considered for tax foreclosure on Main Street in their downtowns. Once assessed, any site that get redevelopment could either provide more affordable housing opportunities, increase the tax base, and eliminate unused properties in the downtown.

iii. Timing and Implementation: (a) Contractor Procurement: NCC is fortunate in that there are very well qualified contractors and consultants in the area that can implement the Brownfields Program and NCC has a history of utilizing local contractors and consultants to implement our planning work, where possible. While we do not have a local hiring ordinance, we typically do our best to attract local qualified firms. In fall of 2018, NCC will procure the services of the QEP to implement the assessments and cleanup planning on the selected sites. The QEP will be hired based on a competitive bid basis and will be well experienced in EPA-funded Brownfields Assessment and Cleanups.

(b) Site Inventory, Prioritization, and Selection Process: NCC anticipates working with our QEP to update the region-wide brownfields inventory that was last updated in 2012. This will begin as a part of our community engagement strategy in the winter 2018/19. Ranking criteria for site selection will continue to include the following (at a minimum): (a) presence of Site in downtown one of the target areas of Berlin, Northumberland, and Colebrook, (b) vacant blighted property; (c) potential for creation of workforce housing; (d) potential for facility re-use (e) potential for community tax foreclosure; (f) level of interest by owner; and (g) level of developer interest. Priority will be given to sites with the high number of ranking criteria and those that align with the CEDS.

The NCC site nomination process will include sites that are offered by the community and those selected during QEP led windshield surveys and reviews of on-line NHDES records. Once sites are nominated into the program, they will be ranked by NCC and the QEP based on the perceived alignment with the goals of the program (stated above). High priority sites will be the most likely to receive NCC Brownfields assessment program funding and will be those sites in target area downtowns and with redevelopment potential. Sites that meet these criteria and where the community is contemplating foreclosing on the property for failure to pay taxes will be given additional priority. Sites with developer interest will also receive additional priority in the ranking process.

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(c) Obtaining and Securing Site Access: Obtaining access agreements as part of our previous grants has not been a problem. We currently have an access agreement that was developed in accordance with NHDES' recommended format and has been vetted and approved by property owners. Access agreements are anticipated to be obtained in fall of 2018 and the initial phase of new assessments to occur in the winter/spring/summer of 2019. We therefore anticipate a second round of assessments to occur during the winter/spring/summer of 2020, exhausting the grant funds well within the 3-year requirement. Please note that NCC will not expend any contractual grant funds on a Site until access is obtained.

b. Task Description and Budget Table

i. *Task Descriptions:*

Task 1. Cooperative Agreement Oversight – NCC will be responsible for the programmatic implementation of the grant including EPA reporting as well as selection of a QEP to implement the Brownfields program. Costs for each grant is based upon 200 hours at \$50 per hour per grant; 373 miles at \$0.535 per mile, and \$150 in misc. supplies. Outputs: selection of a QEP, EPA quarterly reports, MBE/WBE reporting, and ACRES updates.

Task 2. Outreach & Education – Communicate and consult with local community officials, business leaders, community organizations, other project partners, and the general public about brownfields, brownfields redevelopment, and the NCC brownfields assessment program. This will include up to 5 Brownfields workshops (3 in the target communities); publishing pamphlets and technical information for the public, NCC member communities, the business community, and other stakeholders; and attendance at workshops and the two EPA Brownfields conferences by two NCC staff members (2 people at \$1,000 for airfare/lodging/per diem each), 100 hours of work at \$50 per hour per grant for staff, misc. supplies at \$450, and \$5,000 in QEP time (50 hours x \$100 per hour). We anticipate that NCC will spend 50 hours of work at \$50 per hour working on the petroleum outreach & education. Outputs will be outreach materials, meetings, and attendance at Conferences.

Task 3. Brownfields Inventory – Identify and characterize known/potential brownfields; work with NHDES to include State-listed brownfields to update the existing 2012 NCC brownfield inventory; and make the inventory available to BAC and the public. The BAC will review/update (if needed) selection criteria and select high priority sites for assessment. Costs per grant based upon 40 hours at \$50 for staff, 187 miles at \$0.535 for travel, \$100 in misc. supplies, and \$4,000 in contractual for QEP time (40 hours x \$100 per hour). For the petroleum grant we plan to have the QEP spend half the time on the petroleum inventory as the hazardous substance inventory. Outputs will include an excel database list of brownfields sites in the region and GIS outputs.

Task 4. Phase I ESAs –Phase I ESAs will be performed on up to six (6) high priority hazardous substances sites and three (3) petroleum high priority sites. All Phase I ESA will be completed in accordance with ASTM 1527-13 and EPA's "All Appropriate Inquiry" (AAI) rule. Anticipated contractual costs will be \$3,500 per Phase I ESA for both petroleum and hazardous substance grants. NCC anticipates 30 hours at \$50 per hour, 280 miles at \$0.535 each, and \$50 in misc. supplies for the hazardous substance grant. For the petroleum grant, NCC anticipates 15 hours at \$50 per hour, 140 miles at \$0.535 each, and \$25 in misc. supplies. Outputs include nine (9) eligibility determinations and ASTM/AAI compliant Phase I ESAs.

Task 5. Phase II Investigations and Phase III ABCAs – This will be the focus of the project. As such, we anticipate that up to four (4) hazardous substance and two (2) petroleum Quality

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Assurance Project Plans (QAPPs), Phase II ESAs and Phase III ABCAs Phase II ESAs will be conducted as part of this task. Phase II ESAs will be done in accordance with ASTM 1903-11 and ABCAs will be conducted in accordance with EPA guidelines. NCC costs for the hazardous substance grant are based upon 100 hours at \$50 for staff, 280 miles at \$0.535 each, and \$150 in misc. supplies. NCC costs for the petroleum grant are assumed at ½ the labor with the same expenses. QEP costs assumes hazardous substance QAPPs at \$2,675 each, Phase IIs at \$25,000 each and ABCAs/RAPs at \$7,575 each. QEP costs for petroleum QAPPs at @2,662.50 each, Phase IIs at \$21,000 each and ABCA/RAPs at \$7,000 each. Outputs will be six (6) completed Phase II and six (6) Phase III assessments.

ii. Budget Table:

Funding from this grant will be applied to five major tasks described above.

HAZARDOUS MATERIALS:

Budget Categories	Project Tasks					
(programmatic costs only)	Task 1: Cooperative Agreement Oversight	Task 2: Outreach & Education	Task 3: Brownfields Inventory	Task 4: Phase I Assessments	Task 5: Phase II/III Assessments /ESAs	Total
Personnel	\$10,000	\$5,000	\$2,000	\$1,500	\$5,000	\$23,500
Travel	\$200	\$2,000	\$100	\$150	\$150	\$2,600
Supplies	\$150	\$450	\$100	\$50	\$150	\$900
Contractual	\$0	\$5,000	\$6,000	\$21,000	\$141,000	\$173,000
Total	\$10,350	\$12,450	\$8,200	\$22,700	\$146,300	\$200,000

PETROLEUM:

Budget Categories	Project Tasks					
(programmatic costs only)	Task 1: Cooperative Agreement Oversight	Task 2: Outreach & Education	Task 3: Brownfields Inventory	Task 4: Phase I Assessments	Task 5: Phase II/III Assessments /ESAs	Total
Personnel	\$10,000	\$2,500	\$1,000	\$750	\$2,500	\$16,750
Travel	\$200	\$2,000	\$100	\$75	\$150	\$2,525
Supplies	\$150	\$450	\$100	\$50	\$150	\$900
Contractual	\$0	\$5,000	\$3,000	\$10,500	\$61,325	\$79,825
Total	\$10,350	\$9,950	\$4,200	\$11,375	\$64,125	\$100,000

c. Ability to Leverage

NCC will leverage funding available from a variety of sources to ensure successful redevelopment of assessed properties including the following:

NHDES: Sites inventoried and assessed under this grant can leverage funds from programs such as the NHDES Brownfields Technical Assistance Program and their Brownfield Cleanup Revolving Loan Fund, and the NH Voluntary Brownfields Cleanup Program. The Technical Assistance Program primarily focuses on providing grants of assistance for assessments, cleanup planning, and cleanup efforts.

U.S. EDA and other Economic Entities: Where infrastructure improvements are needed on projects, NCC will partner with U.S. EDA to seek grant funding to support our projects. During

Assessment Grant Ranking Criteria: North Country Council

the grant period, Grafton County EDC will provide \$13,068 of firm commitments in the form co-working space, conference room space, and specific outreach to their member communities (see letter). Both of these organizations also maintain revolving loan funds that can provide loans to support redevelopments.

Private Developer: Chapman North Country Development, who spent \$17,600,000 on the redevelopment of the Groveton Mill Brownfields property will commit up to \$1,000,000 more on each Brownfield site of ours that they redevelop in Northumberland (see letter).

NH Community Development Finance Authority (CDFA): CDFA administers the Community Development Block Grant Program, Community Development Investment Program, and administers other grant programs. NCC will seek to leverage their programs for housing development projects to support the goals of this program.

Capital Region Economic Development Corporation (CRDC): CRDC in Concord, NH maintains an EPA Funded RLF program that has the ability to provide loans throughout NH. NCC will seek to leverage any required cleanup funding from CRDC.

In-Kind Contributions: NCC and members of the BAC plan to contribute labor for the project. Our BAC will have representatives with tremendous experience with economic development, and public administration and will donate their time on this project. Our in-kind services and the BAC's is estimated at >\$10,000 for the life of the grant.

3. Community Engagement and Partnerships

a. Engaging the Community

i. *Community Involvement Plan:*

NCC will implement a meaningful and informative community involvement program during the grant period. We have devised our Community Involvement Plan to include several community engagement events to get the word out on the new program, direct community meetings where sites are enrolled, development of a robust Brownfields website for the interested public, using news outlets to get out specific and general Brownfields information, and effective use our BAC. We have considered underserved and low-income populations in this plan so that they will also have access to this information.

Effective Use of the BAC: NCC will use our BAC to get information to the public. Any pertinent oral and written information, including BAC minutes, will be compiled presented on the NCC website and provided to BAC. This will include sites selected for inclusion in the program, changes to the program goals and site specific environmental findings presented by QEP.

Brownfields 101 Engagement Events: Our last Brownfields grant work in the past was a part of a coalition grant in 2009 shared with other non-NCC entities so the outreach was not dedicated specifically to the region. As such, NCC plans to address this and kick off the program by holding up to 5 public regional community engagement events (aka 'Brownfields 101' events). The events will be a convenient public location and at time that ensure the greatest amount of public can attend. Where possible, events will be filmed and shown on local cable television. The events will be held in each of the three target communities and two other locations in the region. Engagement events will be programmed such to provide information on what Brownfields are, how the EPA program works (site EPA eligibility requirements and landowner requirements),

Assessment Grant Ranking Criteria: North Country Council

effective redevelopment approaches, environmental and community implications of participating in the program, and questions/answer session. A portion of the time during each engagement event will be devoted to soliciting feedback from community members to understand where they think the Brownfields sites are and what redevelopments they would like to see in their community. We plan to bring in community members/developers from other places with successful Brownfields redevelopments so the public can hear firsthand how these projects get done. While the vast majority of community members speak English, NCC will provide accommodation with any language barriers during these events. In addition, NCC will make every effort to accommodate those community members with hearing/reading impairments. We will also look to offer child care during the events so that parents with children do not feel excluded.

Direct Community Meetings: We also plan to hold community meetings with Town officials (during Select Board/City Council meetings) at all communities where a site has been selected for inclusion in the Brownfields program (i.e. 1 meeting per enrolled site). NCC staff along with our QEP will attend and present at these meetings. All meetings will be advertised in accordance with NH's State Right-to-Know Law. Numerous communities in the region including some of our target communities broadcast meeting on cable TV so community members that cannot attend will still have access to information. These meetings will be used to engage the community so that they know what potential environmental hazards exist and to get direct feedback on ideas for future reuse and redevelopment. Any non-English language needs and/or hearing/reading impairments will be accommodated as needed during these meetings.

Development of Brownfields Website: A portion of NCC's website will be developed with Brownfields information including a map of potential sites for inclusion in the program, outputs of the programs (i.e. copies of all environmental reports, BAC meeting minutes, results of the Brownfields 101 engagement events, links to other master planning efforts in the downtowns, and links to EPA and NHDES Brownfields websites.

Using News Outlets: NCC will post information in local newspapers so that the public can have access to specific information on enrolled sites. General information about the Brownfields program including upcoming events and important happens at sites will also be provided to newspapers in the form of news releases.

ii. Communicating Progress: NCC plans to use a variety of approaches to reach the public on the topic of Brownfields. These approaches have proven to be successful in getting the word out on numerous other programs that NCC employs in the region. Our communication approaches includes:

- Development of a "Brownfields" section on the NCC website to provide members and the public with information on the overall Brownfields program and specifics of the projects that area assessed.
- Brownfields will be included as topic on NCC group emails sent out during the grant period. Key community members, economic development organizations, the BAC,

Assessment Grant Ranking Criteria: North Country Council

housing organizations, developers, and other interested parties are included in this group email.

- Inclusion of Brownfields information on municipal website offers links to meeting notices, agendas, minutes, and documents.
- Inclusion of Brownfields program work in the NCC Annual Report.
- Direct communication will member communities regarding specific issues.

While the vast majority of community members speak English, NCC will provide accommodation with any language barriers. In addition, NCC will make every effort to accommodate those community members with hearing/reading impairments.

b. Partnerships with Government Agencies:

i. *Local/State/Tribal Environmental Authority:* The NHDES will be one of most important partners in this grant! The NHDES has a revolving loan fund for Brownfields site cleanup. NCC plans to work closely with NHDES at the inception of all assessment and cleanup projects to do outreach with landowners so that they understand the benefits/implications of the Brownfields program. They will also provide review of technical submittals for federal and state regulation compliance. NHDES will participate on the BAC, provide technical support and review of all deliverables, and assist with remediation planning decisions. Properties will be referred to the State's Voluntary Cleanup Program as cleanup as needed.

The state health organizations (NH Dept. of Health and Human Services) will potentially be involved on projects where health-related issues requiring community notifications become necessary. We envision that they could also take the lead where health monitoring programs are needed.

ii. *Other Governmental Partnerships:*

NCC has good working relationship with EPA Brownfields personnel from our past Brownfields grant work. We will partner with EPA to assist us in implementing the program including reviewing work plans, developing a Request for Qualifications to retain a QEP, reviewing contract documents. EPA staff will be invited to attend all BAC meetings, and NCC personnel will be in frequent contact to ensure the Brownfields Program is in compliance with EPA regulations. All work products will be submitted to the EPA for review and approval.

NCC will also partner with HUD on potential housing projects to ensure that the future funding mechanisms remain viable and sustainable communities. In addition, U.S. EDA has actively supported numerous NCC projects. They will be a partner as it relates to funding infrastructure projects. As mentioned above, NCC will also partner with CDFA and the economic development corporations/councils in the region.

c. Partnerships with Community Organizations:

i. *Community Organization Descriptions and Roles:* In addition to the numerous municipalities that will participate as members of the BAC the following community organizations will also serve on the BAC as indicated in letters of commitment included in this application.

Affordable Housing Education and Development (AHEAD): The mission of AHEAD is to develop and provide affordable rental housing, financial education, and home opportunities to strengthen the families and communities of Northern NH. AHEAD has committed to help the NCC Brownfields program with the identification of potential rental housing projects in the

Assessment Grant Ranking Criteria: North Country Council

target areas. They will also provide a representative to serve on the BAC and provide meeting space in their conference room.

Coos Economic Development Corporation (CEDC): CEDC mission is to strengthen local businesses, grow the economy, and foster community support networks that create jobs and build wealth within Grafton County. CEDC has committed to help the NCC Brownfields program with the identification of Brownfields projects in Coos County and provide a representative to serve on the BAC.

Mount Washington Valley Housing Coalition (MWVHC): MWVHC is a 501(c)(3) non-profit organization with the goal of ensuring that the residents have access to an adequate supply of affordable rental and sale housing. MWVHC has committed to help the NCC Brownfields program with the identification of potential housing projects. They will also provide a representative to serve on the BAC.

Grafton Regional Development Corporation (GRDC): GRDC mission is to strengthen local businesses, grow the economy, and foster community support networks that create jobs and build wealth within Grafton County. GRDC has committed to help the NCC Brownfields program with the identification of Brownfields projects in Grafton County, do outreach in their region, provide co-worker and meeting space and they will provide a representative to serve on the BAC.

Mount Washington Valley Economic Council (MWVEC): It is this council's mission is to strengthen local businesses, grow the economy, and foster community support networks that create jobs and build wealth within their region. MWVEC has committed to help the NCC Brownfields program with the identification of Brownfields projects their region and provide a representative to serve on the BAC.

ii. *Letters of Commitment:*

Letters of commitment of these organizations are attached (Community Organizations letters of commitment).

d. Partnerships with Workforce Development Programs

No Brownfields environmental job training programs exist in the NCC region or NH, but White Mountains Community College (WMCC) in Berlin, North Conway, and Littleton (in the region) will be consulted for job training resources. WMCC currently has a vibrant multi-faceted business and technical workforce job training program and will likely be able to help link members of the communities to a job training program associated with the future redevelopment work that will occur at Brownfields sites. Two of our CO's also have workforce development programs that will also be leveraged. We are not aware of any local hiring ordinances in our member communities that mandate the use of local professionals, however, we plan to promote it where possible.

4. Project Benefits

a. Welfare, Environmental and Public Health Benefits:

This project will lead to the leveraging of cleanup funds and ultimate redevelopment which will have a significant impact upon the welfare, environment, and health of the target community, especially for those members of sensitive populations. Blight will be reduced in the target area downtowns which will help lower the overall vacancy rates observed in our target areas. Vacant,

Assessment Grant Ranking Criteria: North Country Council

dilapidated, abandoned buildings will now become functional again and a hub of activity. The criminal activity observed in target areas will decline proportional to the amount of activity. Redevelopment of Brownfields properties will also serve as a catalyst for reinvestment of abutting properties. The net result will be an overall increase in the quality of life in these areas. Cleanup of Brownfields in the target areas will facilitate the redevelopment of properties in the downtowns by putting these properties back into productive use and allow for reuse of existing infrastructure.

Remediation of target area Brownfields sites will remove or prevent direct contact with contaminants and improve groundwater quality decreasing the likelihood of health problems related to contamination. Contact, inhalation, and indoor vapor intrusion of site contaminants will be addressed and in turn, should lower both the potential for cancer incidence and mortality rates in both the sensitive and general populations and a reduction of lead poisoning in children. Cleanup efforts will help to protect and lead to improvement in drinking water supplies and surface water quality, especially where the region's drinking water aquifers overlap with the downtown making any cleanup of Brownfield sites vitality important.

b. Economic and Community Benefits

An important element of this program will be to assess properties and remove environmental uncertainty associated with properties that are being considered for tax foreclosure by communities. Once these sites are assessed, cleaned up, and redeveloped, it will be put back on the tax role and directly increase the amount of property taxes realized by each of the target areas. While this cannot be accurately quantified until properties are acquired and turned around, we believe that each of the target communities could eventually realize more than \$50,000 in annual tax base increase once the Brownfields program is matured. We project that this will be an important element for the towns of Colebrook, Berlin and Northumberland.

Assessing, cleaning up, and putting properties back into productive use in the target areas will directly result in an increase in the number of potential commercial/retail entities in these areas. The increased commercial activity in the core of the communities will also ultimately increase the number and quality of jobs available to individuals with low incomes living in poverty. First and foremost, cleanup of these sites could inject upwards of 25 to 50 new jobs in each target area. As a result, these construction jobs should result in better paying jobs helping eliminate the livable wage gap between the rest of NH and the target areas. It is easy to see how creation of more and better-quality jobs will result in an increase in the median household income for target area residents.

Assessing and cleaning up Brownfields properties in the core of these target areas will increase in the number of housing opportunities. More housing opportunities in-turn will increase the density in the target area downtowns. This aligns with the needs outlined in the *2014 NCC Housing Needs Assessment and Fair Housing Equity Assessment, A Plan for NH's North Country*, and the *2016 CEDS Report* which all identified increased housing choices in the existing downtowns and villages as a part of future funding of infrastructure and other community development priorities. Cleanup of Brownfields in the target areas will create between 50 and 100 units of housing.

In general, reusing infrastructure as a part of downtown Brownfields redevelopments can provide two tremendous benefits to a community: 1) it keeps overall costs down by negating the need for expansion to accommodate growth; and, 2) it can prevent overburdening a system by negating a

Assessment Grant Ranking Criteria: North Country Council

need to create new “tie ins.” Former commercial sites often retain water, sewer, electrical, and storm sewer lines. Reusing these facilities can result in a decreased need for utility expansion. Roadways and sidewalks often serve these sites as well given their locations at the center of once-vibrant commercial downtown areas. Like other utilities, allowing for the reuse of roads and sidewalks can limit the potential for sprawl and limit the need for expansion, both of which can keep infrastructure costs to a minimum. Having the goal of infrastructure reuse also serves to encourage density because infrastructure in the target communities is limited to the compact downtowns.

5. Programmatic Capability and Past Performance

a. Audit Findings: NCC has not been the subject of any adverse findings.

b. Programmatic Capability

NCC is one of nine regional planning commissions in the State of NH. The NCC region encompasses 51 communities in the northern 1/3 of NH. All eligible communities, including the target communities described in this application are members in good standing as of FY2018. The Commission’s annual budget of approximately \$797,854 is comprised of local dues as well as a variety of local, state and federal programs and grants. Ranging from economic development, local technical assistance projects such as the preparation of local capital improvement programs (CIPs), the NCC staff undertake a wide variety of planning functions on an annual basis.

Michelle Moren-Grey, Economic Development Planner with NCC, will serve project manager for the Brownfields program. Michelle is a planner who has been at NCC since 2006. She has assisted and managed the Brownfields grants in 2007, and 2009, as well as manages and implements many projects at NCC including regional planning efforts, economic development, and land use regulation development.

Dr. Barbara Robinson, Executive Director, will provide management support to the program in areas of overall administration and financial management. Dr. Barbara Robinson has been with NCC for approximately 2 years, but has worked in private consulting since 1995. Other key staff who will provide program support include staff with significant experience in transportation planning, hazard mitigation, grant administration, natural resources, local planning assistance, Geographic Information Systems (GIS), and database management.

In terms of contracting, NCC will use 1 QEP firm to execute the entire Brownfield’s program. The QEP public bidding process will be done in accordance with 40 CFR Part 31 with EPA and NHDES support.

c. Measuring Environmental Results: Anticipated Outputs/Outcomes

Both Outputs and Outcomes will be tracked and measured using the Assessment, Cleanup and Redevelopment Exchange System (ACRES) database that will be updated quarterly along with our quarterly reporting. Outcomes for this grant are described in section 2.a of narrative and include assessing sites, development of in-fill development in target area downtowns, revitalization of downtowns, creation of opportunities of housing, development of better paying jobs, increasing tax bases while not increasing public service demands (roads, sewer, water, etc.). Outputs can be found in the tasks located in section 2.b of the narrative and include:

Assessment Grant Ranking Criteria: North Country Council

Task #	Task Description	Output
1	Coop. Oversight	Quarterly reports; ACRES Info/updates for each site
2	Outreach/Education	Community Engagement Sessions; Outreach material; meetings; Attend EPA Brownfields conference; and a Brownfields website.
3	Brownfield Inventory	Database; Brownfields maps
4	Phase I ESA	6 Haz. Substance Phase I ESAs; 3 Petroleum Phase I ESAs
5	Phase II ESA/ABCAs	4 Haz. Substance QAPPS, Phase II ESA & ABCAs; 2 Petro. QAPPS, Phase II's & ABCAs

d. Past Performance and Accomplishments:

i. *Currently or Has Ever Received an EPA Brownfields Grant*

1. Purpose and Accomplishments: In 2004, NCC received a \$200,000 EPA petroleum assessment grant. In 2007, NCC received a \$400,000 EPA hazardous substance and petroleum assessment grant. In 2009, NHDES previously shared a \$1,000,000 EPA Brownfields Coalition Assessment Grant with NCC and the Town of Berlin. The grant was focused on a number of NCC communities including Berlin, Groveton, and several other NCC communities. All previous grant funding has been completely expended.

NCC assessed 6 petroleum sites with the 2004 petroleum grant. The included the Maynesboro Site, Dummer Yard, and Hodgdon Oil Site in Berlin and the Beecher Street and 1910 garage in Colebrook. With this Grant NCC also developed an initial inventory of Sites, held two information workshops, did outreach to our member communities. With the 2007 hazardous/petroleum 23 projects were worked on (including 23 Phase I ESA, 9 Phase II ESAs, and 5 cleanup plans – ABCA/RAPs. Work was continued on some 2004 projects and new project began including the Wausau Paper Mill in Groveton. Other sites included Dube's Pitstop in Pittsburg, 174 Jericho Road Site (Berlin), Cote Block (Berlin), 49 Gilbert Street (Berlin), St. Joseph's School (Berlin), and Bartlett School (Berlin). The 2009 EPA Coalition grant continued this good work and was used to complete 7 Phase I ESAs, 13 Phase II ESAs, 9 supplemental Phase II ESA, and 4 cleanup plans. There was a focus continuing past work and several large Sites in Berlin including Fraser Paper Building, Groveton Brown Paper Company and Wausau Paper. Other sites were assessed including 102 Granite Street (Berlin), Maplehurst Hotel (Bethlehem), Former Notre Dame High School (Berlin), 97 Main Street (Berlin), Whitcher Sawmill (Warren), J-Town Deli (Jackson), Mark Gensamer Residence (Whitefield), Redstone Salvage (Conway). Public meetings were held for all grants. A Brownfields brochure was also developed as a part of outreach efforts.

2. Compliance with Grant Requirements: To our knowledge, the 2004, 2007 and 2009 EPA grants were all completed in compliance with the work plans prepared with EPA (and NHDES). EPA extensions were granted on the 2004 and 2009 grants to finish up on-going work, but all funds were appropriately expended. To our knowledge, EPA ACRES is up-to-date. ACRES reporting was limited in 2004 because it had just come on-line, but was provided in quarterly reports submitted to EPA.

**DOCUMENTATION INDICATING COMMITTED LEVERAGED
RESOURCES**

CHAPMAN NORTH COUNTY DEVELOPMENT, LLC

PO BOX 87

GORHAM, NH 03581

Phone: 603-466-9966

November 15, 2017

Ms. Michelle Moren-Grey, Planner
North Country Council
262 Cottage Street, Suite 246
Littleton, New Hampshire 03561

Dear Ms. Moren-Grey,

It was great to talk on the phone recently about North Country Council's upcoming submission of another EPA Brownfields assessment grant. I am writing to let you know that, as someone who has been involved with the acquisition of many environmentally challenged properties, I am very excited that you may be getting more grant funds because I am sure that you will be able to help me assess other properties in the future. As you know, I have recently been very busy acquiring properties in the Groveton area to support the redevelopment of the former Groveton Paper Mill property where I have spent more than \$17.6m turning the mill into an industrial park. You will recall that the Groveton Paper Mill redevelopment leveraged a significant amount of the EPA Brownfields Coalition Assessment grant that North Country Council held with Berlin and the New Hampshire Department of Environmental Services. While this investment has already leveraged many new jobs, when fully built out I anticipate that at least 500 jobs will be created!

My company continues to see tremendous opportunity in the North Country so I intend to keep investing in the region. However, I will be able to do it much more efficiently and effectively if there are more EPA Brownfields Assessment money to help me. In fact, I am currently looking for more petroleum contaminated properties in Groveton/Northumberland. I know that this will help the overall economic health of the downtown and may create a variety of opportunities including market and workforce housing. If I am able to find properties that fit my needs, I would expect to invest up to \$5k to 1m per Brownfields project.

I wish you luck with the Brownfields grant! Please let me know if you need any other information regarding my long-term redevelopment plans.

Sincerely,



Bob Chapman
President



Grafton Regional Development Corporation

Economic Development Through Partnerships

November 13, 2017

Dr. Barbara Robinson
North Country Council
161 Main Street
Littleton, NH 03561

Re: Letter of Support for EPA Brownfields Assessment Grant

Dear Dr. Robinson,

I am writing to convey Grafton Regional Development Corporation's (GRDC) support for North Country Council's (NCC) application for a \$300,000 EPA Brownfields Assessment Grant to assess petroleum and hazardous substance contaminated properties in our region.

GRDC is 501(c)3 nonprofit and Grafton County's primary development entity. Our mission is to retain and attract businesses, support entrepreneurs and encourage economic development throughout Grafton County. We offer a number of services to support this mission, including operating a Revolving Loan Fund (RLF) for businesses in need of financial resources, as well as a variety of training programs. This project will help with identifying environmental liabilities through the EPA assessment program and will create opportunities for economic activity in our region.

We believe that the funding provided the Brownfields Program is crucial to helping increase economic activity in our region. GRDC is happy to commit to participate on the Brownfields Advisory Committee. The valuable resources provided under this grant will fund identification and assessment of environmental issues related to brownfield sites in the area and facilitate redevelopment. This redevelopment will bring back historically underutilized land and help create jobs and support more development in our region.

In addition to participating on the Advisory Committee, Grafton Regional Development Corporation will provide the following in-kind services to support the success of this work:

- Co-working space and conference room use. The cost of this space is \$150.00 per month which over the three-year grant period will total an estimated \$5,400.00 in in-kind services.
- GRDC professional staff will assist in outreach and identification of Brownfields through face-to-face visits with municipalities discussing reuse and identification of potential Brownfields. This in-kind services will equal an estimated three hours per municipality (\$100.00 per hour) and an estimated 2,000 miles at .534 per mile.



Grafton Regional Development Corporation

Economic Development Through Partnerships

The total contribution of in-kind services that GRDC will provide for this grant is estimated at \$13,068.

We wish you the best of luck on your grant application. We hope to hear in May that NCC has been selected to receive the grants. In the meantime, please feel free to contact me at 603-536-2011 if you need any more information from GRDC.

Sincerely,

A handwritten signature in black ink, appearing to read "Anne Duncan Cooley", is written over the printed name and title.

Anne Duncan Cooley
Chief Executive Officer

Grafton Regional Development Corporation

LETTERS OF COMMITMENT FROM CO'S



November 14, 2017

Dr. Barbara Robinson
North Country Council
161 Main Street
Littleton, NH 03561

Dear Dr. Robinson:

Please accept this letter of support on behalf of North Country Council's (NCC) application for a Brownfields Assessment Grant. We know that New Hampshire's North Country is challenged in many ways, not the least of which are a number of downtowns and village centers that are in desperate need of revitalization and opportunities for both business development and housing options. Older properties with possible petroleum and/or hazardous substance contamination must first be assessed before they can be cleaned up and returned to productive use in the community. The creation of housing in these areas is critical for healthy and vibrant communities, and offering contaminant-free sites is an important step in developing housing projects in our region.

As you know, Affordable Housing, Education and Development (AHEAD) is a non-profit community organization with the mission to develop and provide quality affordable rental housing, financial education, and home ownership opportunities that strengthen the families and communities of Northern New Hampshire. We know best that our downtowns and village centers must include a mix of uses, including residential housing, in order to attract business activity and housing options alike. We believe that sites in these locales would have much harder time being redeveloped without being assessed first.

To help you fully leverage this grant, we commit to participating on the Brownfields Advisory Committee for the 3-year grant period (FY18 to FY21). We see our role on the committee to advocate for residential housing opportunities in the downtowns where grant funds are expended. Further, we commit to helping developers understand how they find housing related funding opportunities.



AHEAD Inc.
262 Cottage Street, Suite 116
Littleton, NH 03561
homesahead.org

(603) 444-1377
(800) 974-1377
Fax (603) 444-2679
TTY (800) 253-0191
info@homesahead.org



We truly hope that NCC's application will be viewed positively by the EPA. AHEAD is pleased to support this application and will gladly provide additional information upon request. Please feel free to contact me any time.

Sincerely,

A handwritten signature in blue ink, which appears to read "Michael C. Claflin", is positioned below the word "Sincerely,".

Michael C. Claflin
Executive Director



Main Office: 161 Main St. • **Property Management:** 260 Main St., Suite B
Littleton, NH 03561 • Ph: 603.444.1377 • TTY: 800.253.0191 • homesahead.org
Main Office Fax: 603.444.0707 • Property Management Fax: 603.444.2679
AHEAD Inc. is an equal housing opportunity provider.





November 14, 2017

Dr. Barbara Robinson
North Country Council
161 Main Street
Littleton, NH 03561

Dear Dr. Robinson:

I am writing let you know that we are thrilled to hear that North Country Council is applying for a \$300,000 EPA Brownfields Assessment Grant to assess potentially contaminated properties in the downtowns and village centers in the target areas of Berlin, Colebrook, and Northumberland. We are aware that our current economic conditions make it very hard to redevelop any property without a significant level of public grant funds.

The Coös Economic Development Corporation (CEDC) is a State-recognized Regional Development Corporation that maintains a revolving loan fund that provides both financial and technical assistance to existing and start-up businesses throughout Coös County. CEDC has funds available for lending, and would look very favorably at requests from businesses seeking financing relating to properties that have been assessed for petroleum and/or hazardous substances. Assessed properties are considered lower risk, and therefore, will be more likely to receive financing than ones that have unknown contamination issues.

The redevelopment of Brownfields properties will help the region tremendously; As such, we are committing to help your program by participating on the Brownfields Advisory Committee. We see our role on the committee to advocate increased economic activity in the downtowns and to help developers find funding opportunities.

We hope that NCC will be awarded the \$300,000 Brownfields assessment grant. Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Scala", with a long, sweeping underline.

Michael Scala
Executive Director



Strengthening Community & Economy Through Affordable Housing

Board of Directors:

November 14, 2017

**Shawn-Christine Adjutant,
Chair
Edward Jones**

Dr. Barbara Robinson
North Country Council
161 Main Street

**Kerry MacDougall, Vice
Chair
Realtor**

Littleton, NH 03561

**Ailie Byers, Secretary
Alpenglow Benefit
Auctions**

Dear Dr. Robinson:

**Theresa Kennett, Treasurer
Conway, NH**

I am writing to let you know that we are excited to hear that North Country Council is applying for a Brownfields Assessment Grant. If received, this grant will help assess a number of potentially contaminated properties in the downtowns and village centers. I know it would be difficult to make this happen without these funds. What is most important to us, as an organization that advocates for housing, is the creation of housing opportunities in and around the downtowns of our member communities.

**Josh McAllister, Past Chair
HEB Engineers, Inc.**

**Andrew Dean
Attorney**

It is Mount Washington Valley Housing Coalition's (MWVHC) mission to advocate for affordable, sustainable, community-enhancing housing for the people of the Mount Washington Valley. In fact, the we do the following as an organization: 1.) We study trends and analyze data to develop a clear understanding of the economic and societal importance of affordable housing in our region. 2.) We work to inform and educate policy makers, legislators and the general public about current and future housing needs. 3.) In conjunction with our partner organizations, we analyze and advocate for good housing policy. 4.) We work to communicate and shape public opinion on the importance of developing and maintaining a stable supply of affordable housing. 5.) We assist developers of affordable housing, helping them move their projects from the planning to building stage.

**David Infinger
Infinger insurance**

**Sam Johnson
Habitat for Humanity**

**Kerri Richards
Colwell Banker Wright
Realty**

**Robert Seaman;
Conway, NH**

We believe that redevelopment of Brownfields properties in downtowns fits with our mission so much so that we are committing to participate on the Brownfields Advisory Committee during the entire 3-year grant period. We see our role on the committee to advocate for residential housing opportunities in the downtowns and to help developers move their projects from the planning stage to the building stage! As such, we are excited to work with any developers that come forward to redevelop any of your sites.

**Ed Butler, Past Emeritus
Notchland Inn/State Rep.**

**Charles Allen, Emeritus
Glen Builders**

Please know that MWVHC enthusiastically supports your grant application. Please let me know if you need any additional information as you begin to move forward.

Sincerely,
Mount Washington Valley Housing Coalition

**Victoria Laracy
MWVHC Executive
Director (603) 452-7414
vlaracy@mwvhc.org
53 Technology Lane
Suite 102
Conway, NH
03818
www.mwvhc.org**

Victoria Laracy
Executive Director

November 13, 2017

Dr. Barbara Robinson
North Country Council
161 Main Street
Littleton, NH 03561

Re: Letter of Support for EPA Brownfields Assessment Grant

Dear Dr. Robinson,

I am writing to convey Grafton Regional Development Corporation's (GRDC) support for North Country Council's (NCC) application for a \$300,000 EPA Brownfields Assessment Grant to assess petroleum and hazardous substance contaminated properties in our region.

GRDC is 501(c)3 nonprofit and Grafton County's primary development entity. Our mission is to retain and attract businesses, support entrepreneurs and encourage economic development throughout Grafton County. We offer a number of services to support this mission, including operating a Revolving Loan Fund (RLF) for businesses in need of financial resources, as well as a variety of training programs. This project will help with identifying environmental liabilities through the EPA assessment program and will create opportunities for economic activity in our region.

We believe that the funding provided the Brownfields Program is crucial to helping increase economic activity in our region. GRDC is happy to commit to participate on the Brownfields Advisory Committee. The valuable resources provided under this grant will fund identification and assessment of environmental issues related to brownfield sites in the area and facilitate redevelopment. This redevelopment will bring back historically underutilized land and help create jobs and support more development in our region.

In addition to participating on the Advisory Committee, Grafton Regional Development Corporation will provide the following in-kind services to support the success of this work:

- Co-working space and conference room use. The cost of this space is \$150.00 per month which over the three-year grant period will total an estimated \$5,400.00 in in-kind services.
- GRDC professional staff will assist in outreach and identification of Brownfields through face-to-face visits with municipalities discussing reuse and identification of potential Brownfields. This in-kind services will equal an estimated three hours per municipality (\$100.00 per hour) and an estimated 2,000 miles at .534 per mile.



Grafton Regional Development Corporation

Economic Development Through Partnerships

The total contribution of in-kind services that GRDC will provide for this grant is estimated at \$13,068.

We wish you the best of luck on your grant application. We hope to hear in May that NCC has been selected to receive the grants. In the meantime, please feel free to contact me at 603-536-2011 if you need any more information from GRDC.

Sincerely,

A handwritten signature in black ink, appearing to read "Anne Duncan Cooley", is written over the printed name and title.

Anne Duncan Cooley
Chief Executive Officer

Grafton Regional Development Corporation



Mt. Washington Valley Economic Council

53 TECHNOLOGY LANE, SUITE 100 ■ CONWAY, NH 03818

PHONE: 603-447-6622 ■ FAX: 603-447-9947

E-MAIL: INFO@MWVEC.COM ■ WEB: WWW.MWVEC.COM

November 14, 2017

Dr. Barbara Robinson
North Country Council
161 Main Street
Littleton, NH 03561

Dear Dr. Robinson:

Mount Washington Valley Economic Council acknowledges North Country Council submission of a \$300,000 EPA Brownfields Assessment Grant application to help fuel economic development of contaminated properties in the region. Further, we support your application and commit our future involvement on the Brownfields Advisory Committee to help advocate for projects in our council's region.

As you know, it is Mount Washington Valley Economic Council's mission is to enhance our communities by fostering the development of new businesses and attracting new business to relocate to the area. We have great tools to help our mission including business revolving loan fund (RLF) and several business training programs that could potentially help brownfields developers. As such, our goals and the goals of your brownfields program appear to be closely aligned.

To help your program, we are happy to commit to participate on your Brownfields Advisory Committee. We will also seek to help with developers with the much-needed financial backing to help move projects forward and help identify potential projects in our region.

Please let us know how else we can help NCC with the grant application and execution of the program once the funds are awarded.

Sincerely,

Mount Washington Valley Economic Council

Jac Cuddy
Executive Director

THRESHOLD CRITERIA RESPONSES
DOCUMENTATION OF APPLICANT ELIGIBILITY

III. B. Threshold Criteria Responses – North Country Council

1. APPLICANT ELIGIBILITY

North Country Council (NCC) is a New Hampshire Regional Planning Commission and quasi-governmental agency. As such, NCC is an entity eligible to apply for this EPA Brownfields Assessments grant. NCC was formed in 1973 based on a 1969 New Hampshire statute (RSA Title III, Chapter 36, Section 1). Articles of Agreement, Title NH Title III Chapter 36:1, and a State Certificate are included as documentation of our eligibility.

2. COMMUNITY INVOLVEMENT PLAN

NCC will implement a meaningful and informative community involvement program during the grant period. We have devised our Community Involvement Plan to include several community engagement events to get the word out on the new program, direct community meetings where sites are enrolled, development of a robust Brownfields website for the interested public, using news outlets to get out specific and general Brownfields information, and effective use of our Brownfield Advisory Committee (BAC). We have considered underserved and low-income populations in this plan so that they will also have access to this information.

Effective Use of the BAC: NCC will use our BAC to get information to the public. Any pertinent oral and written information, including BAC minutes, will be compiled and presented on the NCC website and provided to BAC. This will include sites selected for inclusion in the program, changes to the program goals and site specific environmental findings presented by Qualified Environmental Professional (QEP).

Brownfields 101 Engagement Events: Our last Brownfields grant work in the past was a part of a coalition grant in 2009 shared with other non-NCC entities so the outreach was not dedicated specifically to the region. As such, NCC plans to address this and kick off the program by holding up to 5 public regional community engagement events (aka ‘Brownfields 101’ events). The events will be at a convenient public location and at a time that ensures the greatest amount of public can attend. Where possible, events will be filmed and shown on local cable television. The events will be held in each of the three target communities and two other locations in the region. Engagement events will be programmed such to provide information on what Brownfields are, how the EPA program works (site EPA eligibility requirements and landowner requirements), effective redevelopment approaches, environmental and community implications of participating in the program, and a questions/answer session. A portion of the time during each engagement event will be devoted to soliciting feedback from community members to understand where they think the Brownfields sites are and what redevelopments they would like to see in their community. We plan to bring in community members/developers from other places with successful Brownfields redevelopments so the public can hear firsthand how these projects get done. While the vast majority of community members speak English, NCC will provide accommodation with any language barriers during these events. In addition, NCC will make every effort to accommodate those community members with hearing/reading impairments. We will also look to offer child care during the events so that parents with children do not feel excluded.

Direct Community Meetings: We also plan to hold community meetings with Town officials (during Select Board/City Council meetings) at all communities where a site has been selected for inclusion in the Brownfields program (i.e. 1 meeting per enrolled site). NCC staff along with our

III. B. Threshold Criteria Responses – North Country Council

QEP will attend and present at these meetings. All meetings will be advertised in accordance with NH's State Right-to-Know Law. Numerous communities in the region including some of our target communities broadcast meeting on cable TV so community members that cannot attend will still have access to information. These meetings will be used to engage the community so that they know what potential environmental hazards exist and to get direct feedback on ideas for future reuse and redevelopment. Any non-English language needs and/or hearing/reading impairments will be accommodated as needed during these meetings.

Development of Brownfields Website: A portion of NCC's website will be developed with Brownfields information including a map of potential sites for inclusion in the program, outputs of the programs (i.e. copies of all environmental reports, BAC meeting minutes, results of the Brownfields 101 engagement events, links to other master planning efforts in the downtowns, and links to EPA and New Hampshire Department of Environmental Services (NHDES) Brownfields websites.

Using News Outlets: NCC will post information in local newspapers so that the public can have access to specific information on enrolled sites. General information about the Brownfields program including upcoming events and important happens at sites will also be provided to newspapers in the form of news releases.

The State of New Hampshire

ARTICLES OF AGREEMENT

The undersigned, being persons of lawful age, associate under the provisions of the Laws of New Hampshire RSA 292 by the following:

Article 1. The name of this corporation shall be The North Country Council

Article 2. The object for which this corporation is established is

See attached Schedule "A"

*Article 3. In case of dissolution of corporation, the assets shall be distributed to a social welfare organization which qualifies under Section 501 (c) (4) to be selected by the Board of Directors. Any assets not so disposed of, shall be returned to the governments which are members of this corporation, in direct proportion to the amounts contributed to this corporation.

Article 4. The address at which the business of this corporation is to be carried on is by such governments.
60 High Street, Littleton, New Hampshire 03561

Article 5. The amount of capital stock, if any, or the number of shares is None

Article 6. Signatures and post office address of incorporators

Names	Post Office Address
Town of Bath, N.H.	
By: <i>Robert P. Ball</i>	RED Woodsville, N.H.
Town of Colebrook, N.H.	Colebrook, N.H.
Town of Franconia, N.H.	Franconia, N.H.
By: <i>Robert P. Ball</i>	
Town of Plymouth, N.H.	
Town of Gorham, N.H.	
By: <i>David W. Murphy</i>	Gorham, N. H. 035

Town (or City) Clerk's office, Town (or City) of

Received and recorded this 12th day of July 1973
Book no. 22 at the C. County Town (or City) Clerk
Littleton, N. H.

At least five signatures are required.

Recording Fee \$10.00

*To be used if tax exempt status is desired.

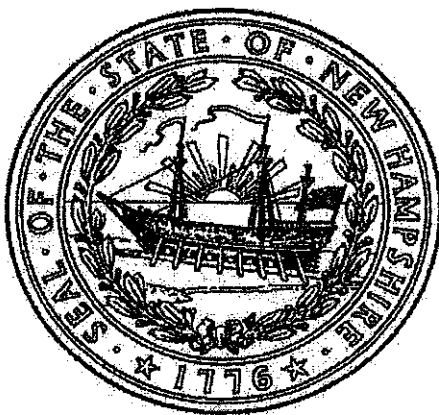
State of New Hampshire

Department of State

CERTIFICATE

I, William M. Gardner, Secretary of State of the State of New Hampshire, do hereby certify that NORTH COUNTRY COUNCIL is a New Hampshire Nonprofit Corporation registered to transact business in New Hampshire on July 12, 1973. I further certify that all fees and documents required by the Secretary of State's office have been received and is in good standing as far as this office is concerned.

Business ID: 66447



IN TESTIMONY WHEREOF,

I hereto set my hand and cause to be affixed
the Seal of the State of New Hampshire,
this 28th day of August A.D. 2017.

A handwritten signature in black ink, appearing to read "William M. Gardner".

William M. Gardner
Secretary of State

TITLE III TOWNS, CITIES, VILLAGE DISTRICTS, AND UNINCORPORATED PLACES

CHAPTER 36 REGIONAL PLANNING COMMISSIONS

Section 36:1

36:1 Definitions. – [Repealed 1983, 447:5, IV, eff. Jan. 1, 1984.]

Municipal Planning Boards

Section 36:2-12

36:2 to 36:12 Repealed. – [Repealed 1983, 447:5, IV, eff. Jan. 1, 1984.]

Master Plan of the Municipality

Section 36:13-15

36:13 to 36:15 Repealed. – [Repealed 1983, 447:5, IV, eff. Jan. 1, 1984.]

Official Map of the Municipality

Section 36:16-18

36:16 to 36:18 Repealed. – [Repealed 1983, 447:5, IV, eff. Jan. 1, 1984.]

Regulation of Subdivision of Land

Section 36:19-29

36:19 to 36:29 Repealed. – [Repealed 1983, 447:5, IV, eff. Jan. 1, 1984.]

Regulation of Buildings Within Bed of Mapped Streets

Section 36:30

36:30 Refusal of Permit. – [Repealed 1983, 447:5, IV, eff. Jan. 1, 1984.]

Appeals and Court Review

Section 36:31-34

36:31 to 36:34 Repealed. – [Repealed 1983, 447:5, IV, eff. Jan. 1, 1984.]

Miscellaneous Provisions**Section 36:35,-36**

36:35, 36:36 Repealed. – [Repealed 1983, 447:5, IV, eff. Jan. 1, 1984.]

Section 36:37-44

36:37 to 36:44 Repealed. – [Repealed 1969, 324:2, eff. Aug. 29, 1969.]

Regional Planning Commissions**Section 36:45**

36:45 Purposes. – The purpose of this subdivision shall be to enable municipalities and counties to join in the formation of regional planning commissions whose duty it shall be to prepare a coordinated plan for the development of a region, taking into account present and future needs with a view toward encouraging the most appropriate use of land, such as for agriculture, forestry, industry, commerce, and housing; the facilitation of transportation and communication; the proper and economic location of public utilities and services; the development of adequate recreational areas; the promotion of good civic design; and the wise and efficient expenditure of public funds. The aforesaid plan shall be made in order to promote the health, safety, morals and general welfare of the region and its inhabitants. To promote these purposes the office of energy and planning shall delineate planning regions for the state so that each municipality of the state will fall within a delineated region and shall have the opportunity of forming or joining the regional planning commission for that planning region. In determining these regions the office shall consider such factors as community of interest and homogeneity, existing metropolitan and regional planning agencies, patterns of communication and transportation, geographic features and natural boundaries, extent of urban development, relevancy of the region for provision of governmental services and functions and its use for administering state and federal programs, the existence of physical, social and economic problems of a regional character, and other related characteristics. To accommodate changing conditions, the office may adjust the boundaries of the planning regions, after consultation with the respective regional planning commissions.

Source. 1969, 324:1, eff. Aug. 29, 1969. 2000, 200:2, eff. July 29, 2000. 2003, 319:9, eff. July 1, 2003. 2004, 257:44, eff. July 1, 2004.

Section 36:46**36:46 Formation of Regional Planning Commissions. –**

I. If no regional planning commission exists in any specific planning region as delineated by the office of energy and planning, then 2 or more municipalities in said planning region and having planning boards may, by ordinance or resolution adopted by the respective legislative bodies of said municipalities, form a regional planning commission.

II. If a regional planning commission already exists in any specific planning region as delineated by the office of energy and planning, then any municipality in said planning region and having a planning

board may, by ordinance or resolution adopted by the respective legislative body of said municipality, become a member of the regional planning commission. A regional planning commission may also include municipalities located in an adjacent state.

III. Each municipality which shall become a member of a regional planning commission shall be entitled to 2 representatives on said commission. A municipality with a population of over 10,000 but less than 25,000 shall be entitled to have 3 representatives on said commission and a municipality with a population of over 25,000 shall be entitled to have 4 representatives on said commission. Population as set forth in this section shall be deemed to be determined by the last federal census. Representatives to a regional planning commission shall be nominated by the planning board of each municipality from the residents thereof and shall be appointed by the municipal officers of each municipality. Representatives may be elected or appointed officials of the municipality or county. In any county or counties in which a regional planning commission has been formed, the county may, by resolution of its county commissioners, become a member of said regional planning commission and shall be entitled to appoint 2 representatives on said commission. The terms of office of members of a regional planning commission shall be for 4 years, but initial appointments shall be for 2 and 4 years. In municipalities entitled to 3 or more representatives, initial appointment shall be for 2, 3 and 4 years. Vacancies shall be filled for the remainder of the unexpired term in the same manner as original appointments. Municipalities and counties may also appoint alternate representatives. A representative to a regional planning commission shall, when acting within the scope of his official duties and authority, be deemed to be acting as an agent of both the regional planning commission and of the municipality or county which he represents. In addition, regional planning commissions are encouraged to consult, at their discretion, with agencies and institutions operating within the region whose activities influence planning and development in that region.

Source. 1969, 324:1. 1991, 72:4, eff. July 12, 1991. 2000, 200:3, eff. July 29, 2000. 2003, 319:9, eff. July 1, 2003. 2004, 257:44, eff. July 1, 2004.

Section 36:47

36:47 General Powers and Duties. –

I. A regional planning commission's powers shall be advisory, and shall generally pertain to the development of the region within its jurisdiction as a whole. Nothing in this subdivision shall be deemed to reduce or limit any of the powers, duties or obligations of planning boards in individual municipalities. The area of jurisdiction of a regional planning commission shall include the areas of the respective municipalities within the delineated planning region. It shall be the duty of a regional planning commission to prepare a comprehensive master plan for the development of the region within its jurisdiction, including the commission's recommendations, among other things, for the use of land within the region; for the general location, extent, type of use, and character of highways, major streets, intersections, parking lots, railroads, aircraft landing areas, waterways and bridges, and other means of transportation, communication, and other purposes; for the development, extent, and general location of parks, playgrounds, shore front developments, parkways, and other public reservations and recreation areas; for the location, type, and character of public buildings, schools, community centers, and other public property; and for the improvement, redevelopment, rehabilitation, or conservation of residential, business, industrial and other areas; including the development of programs for the modernization and coordination of buildings, housing, zoning and subdivision regulations of municipalities and their enforcement on a coordinated and unified basis. A regional planning commission may authorize its employees or consultants to render assistance on local planning problems to any municipality or county which is not a member of said regional planning commission. The cost of such assistance shall be paid entirely by the municipality or county to which the service is rendered or partly by said municipality or county and partly by any gift, grant, or contribution which may be available for such work or by combination thereof. Said commission shall keep a strict account of the cost of such assistance and shall

provide such municipality or county with an itemized statement.

II. For the purpose of assisting municipalities in complying with RSA 674:2, III(1), each regional planning commission shall compile a regional housing needs assessment, which shall include an assessment of the regional need for housing for persons and families of all levels of income. The regional housing needs assessment shall be updated every 5 years and made available to all municipalities in the planning region.

III. In preparing a comprehensive plan for the development of the region within its jurisdiction, each regional planning commission may use the framework for the state's comprehensive development plan in RSA 9-A:1, III as the basis for its plan. Such plan shall be updated every 5 years or sooner if desired by the regional planning commission. Prior to its adoption, the plan shall be distributed to every library, planning board, and board of selectmen/aldermen/city council in each of the communities within the region, and to the office of energy and planning. The regional planning commission shall address in writing all comments received prior to the publication of a final draft. A public hearing shall be held by the regional planning commission with 30 days' notice published in all newspapers of general circulation in the region, and shall state where the document can be viewed, the time and place of the public hearing, and shall allow for written comments. For each regional plan, the office of energy and planning shall offer comments as to its consistency with the state plan. The first regional development plans affected by this statute shall be adopted within 5 years of the effective date of this paragraph and renewed at least every 5 years thereafter.

IV. Regional planning commissions shall make a good faith effort to inform and respond to their local communities regarding the purposes and progress of their work in developing the regional development plan.

Source. 1969, 324:1. 1988, 270:2, eff. July 1, 1988. 2002, 178:6, eff. July 14, 2002; 229:8, eff. July 1, 2002. 2003, 319:9, eff. July 1, 2003. 2004, 257:44, eff. July 1, 2004.

Section 36:48

36:48 Organization, Officers, and Bylaws. – A regional planning commission shall elect annually from among its members a chairman, vice-chairman, and such other officers as it deems necessary. Meetings shall be held at the call of the chairman and at such other time as the commission may determine. A commission shall keep minutes of its proceedings and such minutes shall be filed in the office of the commission and shall be a public record. A commission may adopt such bylaws as it deems necessary to the conduct of its business.

Source. 1969, 324:1, eff. Aug. 29, 1969.

Section 36:49

36:49 Finances. – A regional planning commission shall determine on a reasonable and equitable basis the proportion of its costs to be borne respectively by each municipality or county which is a member of said commission. A commission may accept and receive in furtherance of its functions, funds, grants, and services from the federal government or its agencies, from departments, agencies and instrumentalities of state, municipal or local government or from private and civic sources. Such funds may be used in conjunction with other funds from federal or state governments or from gifts, grants or contributions available for such work. Municipalities or counties are hereby authorized to appropriate funds to the use of a regional planning commission and to furnish a regional planning commission legal or other services which it may deem reasonable. Failure upon the part of any municipality or county to pay its proportionate annual share of the cost as determined by a regional planning commission shall constitute a termination of such municipality's or county's vote in the commission's affairs until such

annual share is paid. Municipalities or counties are hereby authorized to enter into contracts with a regional planning commission for the furnishing of funds or services in connection with the preparation of a comprehensive regional master plan and any special planning work to be done by a regional planning commission for any member municipality or county. Within the amounts appropriated to it or placed at its disposal by gift, grant, or contribution, a regional planning commission may engage employees, contract with professional consultants, rent offices, and obtain such other goods, or services and incur short-term operating debt, not to exceed a term of one year and/or a line of credit secured by the assets of the commission, as are necessary to it in the carrying out of its proper function. Member municipalities and counties shall not be liable for any debt or line of credit incurred by a regional planning commission. Any private gifts or funds when received shall be deemed a contribution to the regional planning commission for a public purpose within the meaning of any federal or state laws relative to tax exemptions.

Source. 1969, 324:1, eff. Aug. 29, 1969. 2000, 200:4, eff. July 29, 2000.

Section 36:49-a

36:49-a Status as a Political Subdivision. – Regional planning commissions are political subdivisions of the state. However, regional planning commissions have only that power and authority expressly provided for in RSA 36.

Source. 2000, 200:6, eff. July 29, 2000.

Section 36:50

36:50 Relationship To Local Planning Boards. – A regional planning commission may assist the planning board of any municipality within the delineated region to carry out any regional plan or plans developed by said commission. A regional planning commission may also render assistance on local planning problems. A regional planning commission may make recommendations on the basis of its plans and studies to any planning board, to the legislative body of any city and to the selectmen of any town within its region, to the county commissioners of the county or counties in which said region is located and to any state or federal authorities. Upon completion of a comprehensive master plan for the region or any portion of said comprehensive master plan, a regional planning commission may file certified copies of said comprehensive master plan or portion thereof with the planning board of any member municipality. Such planning boards may adopt all or any part of such comprehensive master plan which pertains to the areas within its jurisdiction as its own master plan, subject to the requirements of RSA 674:1-4.

Source. 1969, 324:1, eff. Aug. 29, 1969. 2000, 200:5, eff. July 29, 2000.

Section 36:51,-52

36:51, 36:52 Repealed. – [Repealed 2000, 200:8, eff. July 29, 2000.]

Section 36:53

36:53 Additional Powers and Duties of Regional Planning Commissions. – In order to implement any of the provisions of a regional plan, which has been adopted or is in preparation, a regional planning commission may, in addition to its powers and duties under RSA 36:47 undertake studies and make specific recommendations on economic, industrial and commercial development within the region and

carry out, with the cooperation of municipalities and/or counties within the region, economic development programs for the full development, improvement, protection and preservation of the region's physical and human resources.

Source. 1969, 324:1, eff. Aug. 29, 1969.

Review of Developments of Regional Impact

Section 36:54

36:54 Purpose. – The purpose of this subdivision is to:

I. Provide timely notice to potentially affected municipalities concerning proposed developments which are likely to have impacts beyond the boundaries of a single municipality.

II. Provide opportunities for the regional planning commission and the potentially affected municipalities to furnish timely input to the municipality having jurisdiction.

III. Encourage the municipality having jurisdiction to consider the interests of other potentially affected municipalities.

Source. 1991, 300:1, eff. Jan. 1, 1992.

Section 36:55

36:55 Definition. – In this subdivision "development of regional impact" means any proposal before a local land use board which in the determination of such local land use board could reasonably be expected to impact on a neighboring municipality, because of factors such as, but not limited to, the following:

I. Relative size or number of dwelling units as compared with existing stock.

II. Proximity to the borders of a neighboring community.

III. Transportation networks.

IV. Anticipated emissions such as light, noise, smoke, odors, or particles.

V. Proximity to aquifers or surface waters which transcend municipal boundaries.

VI. Shared facilities such as schools and solid waste disposal facilities.

Source. 1991, 300:1, eff. Jan. 1, 1992.

Section 36:56

36:56 Review Required. –

I. A local land use board, as defined in RSA 672:7, upon receipt of an application for development, shall review it promptly and determine whether or not the development, if approved, reasonably could be construed as having the potential for regional impact. Doubt concerning regional impact shall be resolved in a determination that the development has a potential regional impact.

II. Each regional planning commission may, with public participation following the public posting of notice of the intent to develop guidelines, including notice published in a newspaper of general circulation in the planning region, develop guidelines to assist the local land use boards in its planning region in their determinations whether or not a development has a potential regional impact. The regional planning commission may update the guidelines as needed and provide them, as voted by the regional planning commissioners, to all municipalities in the planning region.

Source. 1991, 300:1, eff. Jan. 1, 1992. 2009, 194:1, eff. Sept. 11, 2009.

Section 36:57

36:57 Procedure. –

I. Upon determination that a proposed development has a potential regional impact, the local land use board having jurisdiction shall afford the regional planning commission and the affected municipalities the status of abutters as defined in RSA 672:3 for the limited purpose of providing notice and giving testimony.

II. Not more than 5 business days after reaching a decision regarding a development of regional impact, the local land use board having jurisdiction shall, by certified mail, furnish the regional planning commission and the affected municipalities with copies of the minutes of the meeting at which the decision was made. The local land use board shall, at the same time, submit an initial set of plans to the regional planning commission, the cost of which shall be borne by the applicant.

III. At least 14 days prior to public hearing, the local land use board shall notify, by certified mail, all affected municipalities and the regional planning commission of the date, time, and place of the hearing and their right to testify concerning the development.

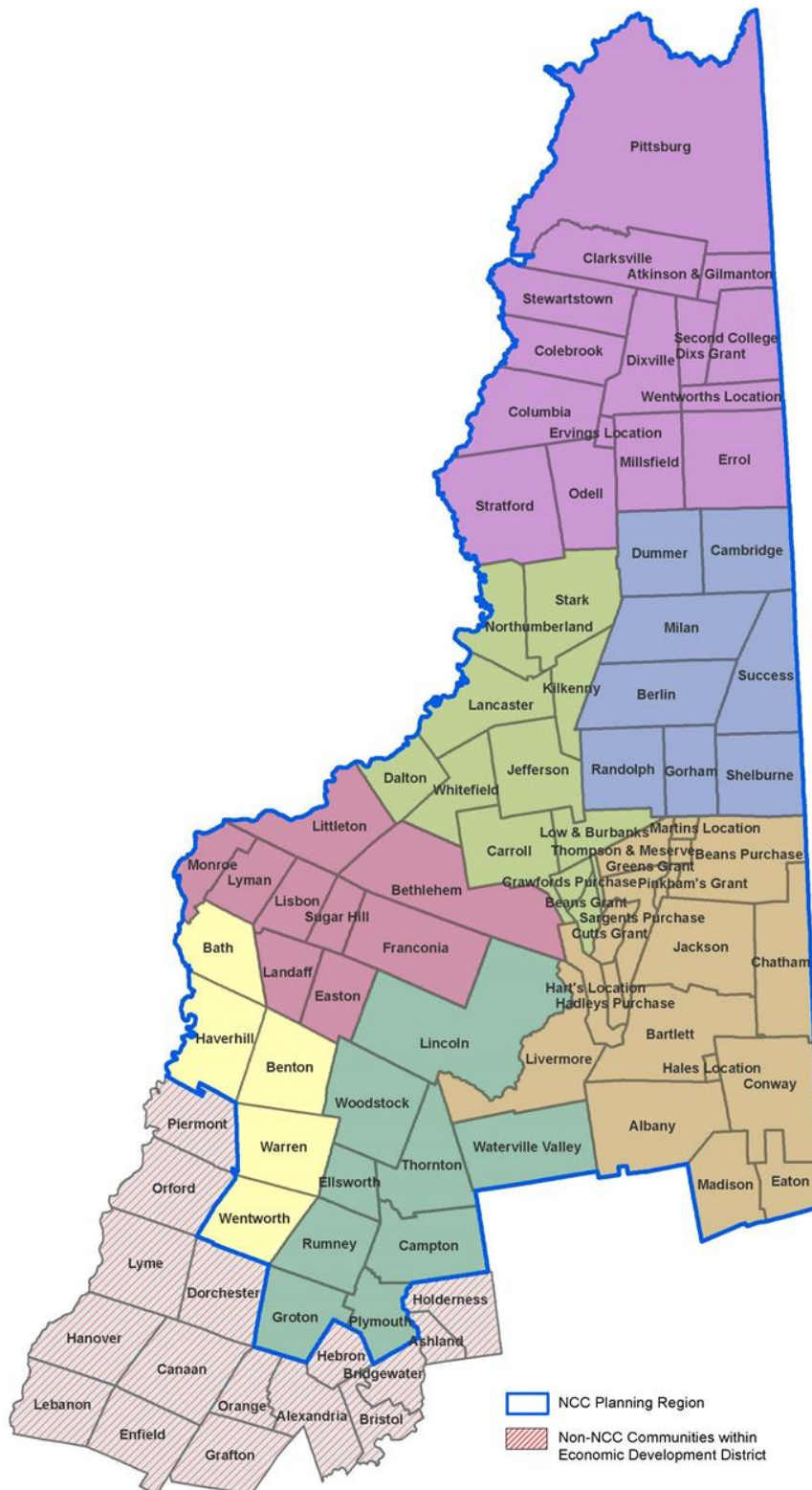
IV. Notwithstanding the foregoing, when the building inspector determines that a use or structure proposed in a building permit application will have the potential for regional impact and no such determination has previously been made by another local land use board, he or she shall notify the local governing body. The building inspector shall also notify by certified mail the regional planning commission and the affected municipalities, who shall be provided 30 days to submit comment to the local governing body and the building inspector prior to the issuance of the building permit.

Source. 1991, 300:1, eff. Jan. 1, 1992. 2003, 220:1, eff. Aug. 30, 2003. 2005, 39:1, eff. July 16, 2005. 2008, 357:5, eff. July 11, 2008. 2009, 49:1, eff. Jan. 1, 2010.

Section 36:58

36:58 Applicability. – The provisions of this subdivision shall supersede any contrary or inconsistent provisions of local land use regulations enacted under RSA 155-E and RSA 674.

Source. 1991, 300:1, eff. Jan. 1, 1992.



Municipality	Population
Albany Town, Carroll County	777
Bartlett Town, Carroll County	2,763
Bath Town, Grafton County	952
Benton Town, Grafton County	484
Berlin city, Coos County	9,580
Bethlehem Town, Grafton County	2,551
Cambridge Township, Coos County	7
Campton Town, Grafton County	3,310
Carroll Town, Coos County	946
Chatham Town, Carroll County	356
Clarksville Town, Coos County	314
Colebrook Town, Coos County	2,200
Columbia Town, Coos County	720
Conway Town, Carroll County	10,023
Dalton Town, Coos County	906
Dixville Township, Coos County	10
Dummer Town, Coos County	307
Easton Town, Grafton County	264
Eaton Town, Carroll County	328
Ellsworth Town, Grafton County	56
Errol Town, Coos County	301
Franconia Town, Grafton County	1,087
Gorham Town, Coos County	2,725
Greens grant, Coos County	11
Groton Town, Grafton County	657
Hale's location, Carroll County	144
Hart's Location Town, Carroll County	42
Haverhill Town, Grafton County	4,656
Jackson Town, Carroll County	911
Jefferson Town, Coos County	933
Lancaster Town, Coos County	3,410
Landaff Town, Grafton County	433
Lincoln Town, Grafton County	1,345
Lisbon Town, Grafton County	1,592
Littleton Town, Grafton County	5,929
Lyman Town, Grafton County	646
Madison Town, Carroll County	2,515
Milan Town, Coos County	1,358
Millsfield Township, Coos County	21
Monroe Town, Grafton County	924
Northumberland Town, Coos County	2,280
Pinkhams grant, Coos County	11

Pittsburg Town, Coos County	785
Plymouth Town, Grafton County	6,825
Randolph Town, Coos County	361
Rumney Town, Grafton County	1,611
Sargents purchase, Coos County	10
Shelburne Town, Coos County	363
Stark Town, Coos County	587
StewartsTown Town, Coos County	809
Stratford Town, Coos County	643
Sugar Hill Town, Grafton County	665
Thornton Town, Grafton County	2,104
Warren Town, Grafton County	873
Waterville Valley Town, Grafton County	214
Wentworth location, Coos County	66
Wentworth Town, Grafton County	941
Whitefield Town, Coos County	2,206
Woodstock Town, Grafton County	1,054

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

11/15/2017

4. Applicant Identifier:

N/A

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

10/25/2017

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

North Country Council

* b. Employer/Taxpayer Identification Number (EIN/TIN):

02-0311431

* c. Organizational DUNS:

8788960340000

d. Address:

* Street1:

161 Main Street

Street2:

* City:

Littleton

County/Parish:

New Hampshire

* State:

NH: New Hampshire

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

03561-0000

e. Organizational Unit:

Department Name:

N/A

Division Name:

N/A

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

* First Name:

Michelle

Middle Name:

* Last Name:

Moren-Grey

Suffix:

Title:

Economic Development Planner

Organizational Affiliation:

North Country Council

* Telephone Number:

603-444-6303 ext 2014

Fax Number:

603-444-7588

* Email:

mmoren@nccouncil.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

E: Regional Organization

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-17-07

* Title:

FY18 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

1235-NCC Region Map.pdf

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

NCC Brownfields Assessment Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

1, 2

* b. Program/Project

1, 2

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

10/01/2018

* b. End Date:

09/30/2021

18. Estimated Funding (\$):

* a. Federal

300,000.00

* b. Applicant

0.00

* c. State

0.00

* d. Local

0.00

* e. Other

0.00

* f. Program Income

0.00

* g. TOTAL

300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☒ a. This application was made available to the State under the Executive Order 12372 Process for review on

11/15/2017

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☐ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

Dr.

* First Name:

Barbara

Middle Name:

* Last Name:

Robinson

Suffix:

* Title:

Executive Director

* Telephone Number:

603-444-6303

Fax Number:

603-444-7588

* Email:

brobinson@nccouncil.org

* Signature of Authorized Representative:

Barbara Robinson

* Date Signed:

11/15/2017